

EXHIBIT B

Jonathan Ozarow

From: Jessica Brenner <jbrenner@murphyllp.com>
Sent: Tuesday, December 5, 2023 5:33 PM
To: Jonathan Ozarow
Cc: Kellen Murphy; Chaim Treitel; Jack Saadia; Sindha, Namrata; eleanor@tfxny.com
Subject: RE: Warehouse Lease between 1735 Jersey Ave LLC and Luxe Living Design, LLC

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Hi Jonathan,

The certificate is acceptable.

Thank you.

Regards,

Jessica

Jessica R. Brenner | Counsel
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From: Jonathan Ozarow <jozarow@clarkguldin.com>
Sent: Monday, December 4, 2023 3:55 PM
To: Jessica Brenner <jbrenner@murphyllp.com>
Cc: Kellen Murphy <kmurphy@murphyllp.com>; Chaim Treitel <hayim@luxeeventrentals.com>; Jack Saadia <jack@tfxny.com>; Sindha, Namrata <NSindha@saadiadirect.com>; eleanor@tfxny.com
Subject: [External] Warehouse Lease between 1735 Jersey Ave LLC and Luxe Living Design, LLC

Good afternoon, Jessica.

As you are aware, I represent 1735 Jersey Ave LLC ("Landlord") in connection with the above-referenced lease (the "Lease"). All capitalized terms not otherwise defined herein shall have the same meaning as set forth in the Lease. Please be advised that, pursuant to Section 2.03 of the Lease, Landlord hereby exercises its option to select December 15, 2023 as the alternate Commencement Date. Attached please find a draft commencement date memo to memorialize pertinent dates under the lease. Kindly confirm the attached is accurate and, if so, we can provide to our respective clients for accuracy. If you have any questions or concerns, please feel free to contact me.

Thank you for your prompt attention to this matter.

Jonathan A. Ozarow

Clark Guldin

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